

TALLAHASSEE/LEON COUNTY LAND ID PROJECT

DOCUMENT SUMMARY

Project Name:

North Monroee Commercial Shopping Center

PETS Activity Number:

LSPO30016

Project Type:

Type B - Minor Modification

Description:

21-09-51-721-1440; 1520; 722-1260; 24051361-1185

Submittal Date:

12/30/04

Scan Date:

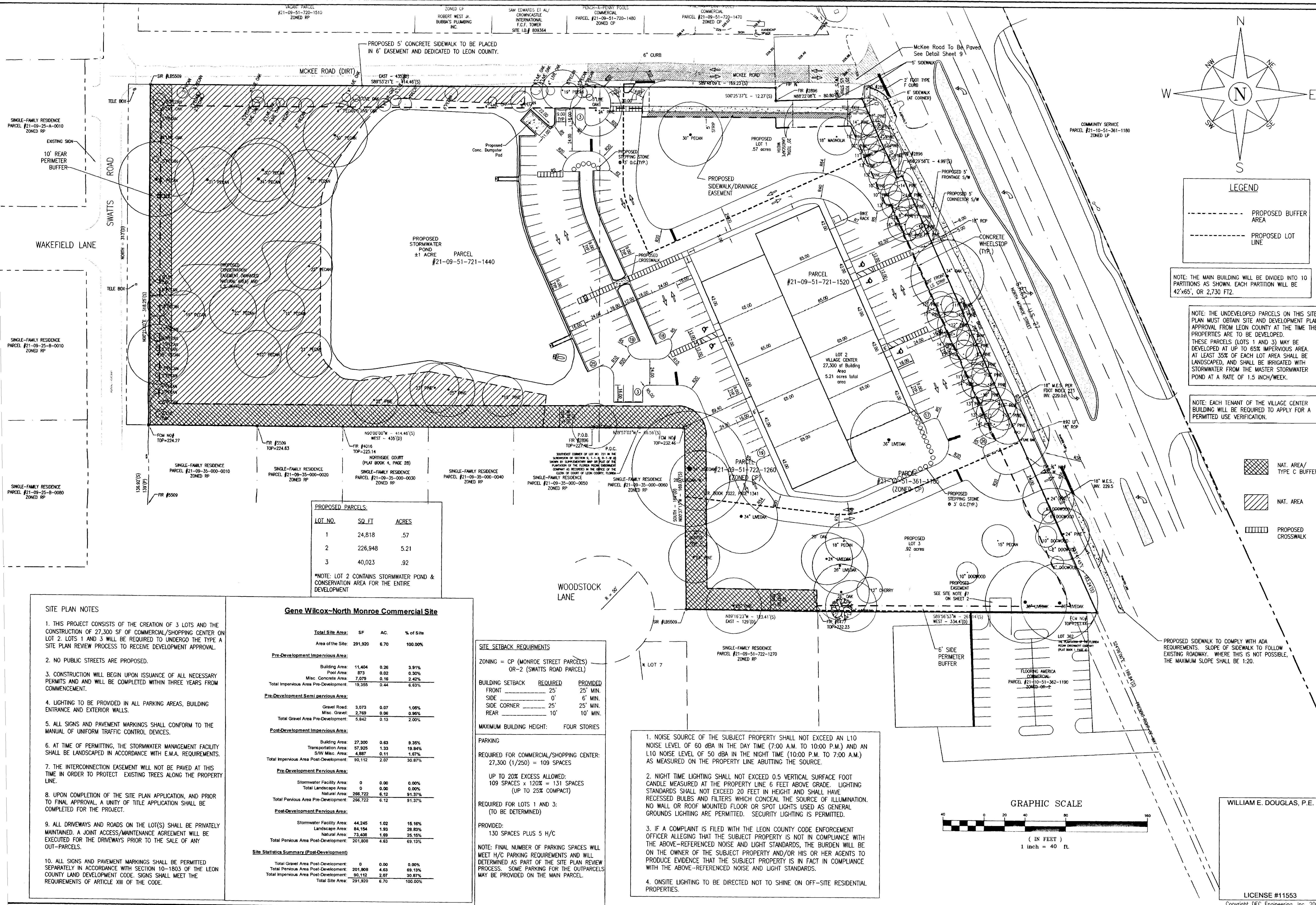
1/27/15

Status:

Under Review

Conditional Approval

Approved



WAKEFIELD LANE

SWATTS ROAD

TELE BOX

10' REAR PERIMETER BUFFER

SINGLE-FAMILY RESIDENCE PARCEL #21-09-25-A-0010 ZONED RP

SINGLE-FAMILY RESIDENCE PARCEL #21-09-25-B-0010 ZONED RP

SINGLE-FAMILY RESIDENCE PARCEL #21-09-25-B-0080 ZONED RP

SITE PLAN NOTES

- THIS PROJECT CONSISTS OF THE CREATION OF 3 LOTS AND THE CONSTRUCTION OF 27,300 SF OF COMMERCIAL/SHOPPING CENTER ON LOT 2. LOTS 1 AND 3 WILL BE REQUIRED TO UNDERGO THE TYPE A SITE PLAN REVIEW PROCESS TO RECEIVE DEVELOPMENT APPROVAL.
- NO PUBLIC STREETS ARE PROPOSED.
- CONSTRUCTION WILL BEGIN UPON ISSUANCE OF ALL NECESSARY PERMITS AND WILL BE COMPLETED WITHIN THREE YEARS FROM COMMENCEMENT.
- LIGHTING TO BE PROVIDED IN ALL PARKING AREAS, BUILDING ENTRANCE AND EXTERIOR WALLS.
- ALL SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- AT TIME OF PERMITTING, THE STORMWATER MANAGEMENT FACILITY SHALL BE LANDSCAPED IN ACCORDANCE WITH E.M.A. REQUIREMENTS.
- THE INTERCONNECTION EASEMENT WILL NOT BE PAVED AT THIS TIME IN ORDER TO PROTECT EXISTING TREES ALONG THE PROPERTY LINE.
- UPON COMPLETION OF THE SITE PLAN APPLICATION, AND PRIOR TO FINAL APPROVAL, A UNITY OF TITLE APPLICATION SHALL BE COMPLETED FOR THE PROJECT.
- ALL DRIVEWAYS AND ROADS ON THE LOT(S) SHALL BE PRIVATELY MAINTAINED. A JOINT ACCESS/MAINTENANCE AGREEMENT WILL BE EXECUTED FOR THE DRIVEWAYS PRIOR TO THE SALE OF ANY OUT-PARCELS.
- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE PERMITTED SEPARATELY IN ACCORDANCE WITH SECTION 10-1803 OF THE LEON COUNTY LAND DEVELOPMENT CODE. SIGNS SHALL MEET THE REQUIREMENTS OF ARTICLE XIII OF THE CODE.

Gene Wilcox-North Monroe Commercial Site

Total Site Area:	SF	AC.	% of Site
Area of the Site:	281,920	6.70	100.00%
Pre-Development Impervious Area:			
Building Area:	11,404	0.26	3.91%
Pool Area:	873	0.02	0.30%
Misc. Concrete Area:	2,079	0.16	2.42%
Total Impervious Area Pre-Development:	13,355	0.44	6.53%
Pre-Development Semi pervious Area:			
Gravel Road:	3,073	0.07	1.06%
Misc. Gravel:	2,769	0.06	0.95%
Total Gravel Area Pre-Development:	5,842	0.13	2.00%
Post-Development Impervious Area:			
Building Area:	27,300	0.63	9.35%
Transportation Area:	57,925	1.33	19.84%
S/W Misc. Area:	4,887	0.11	1.67%
Total Impervious Area Post-Development:	90,112	2.07	30.87%
Pre-Development Pervious Area:			
Stormwater Facility Area:	0	0.00	0.00%
Total Landscape Area:	0	0.00	0.00%
Natural Area:	286,722	6.12	91.37%
Total Pervious Area Pre-Development:	286,722	6.12	91.37%
Post-Development Pervious Area:			
Stormwater Facility Area:	44,245	1.02	15.16%
Landscape Area:	84,154	1.93	26.83%
Natural Area:	73,408	1.69	25.15%
Total Pervious Area Post-Development:	201,808	4.63	69.13%
Site Statistics Summary (Post-Development)			
Total Gravel Area Post-Development:	0	0.00	0.00%
Total Pervious Area Post-Development:	201,808	4.63	69.13%
Total Impervious Area Post-Development:	90,112	2.07	30.87%
Total Site Area:	291,920	6.70	100.00%

SITE SETBACK REQUIREMENTS

ZONING = CP (MONROE STREET PARCELS) OR-2 (SWATTS ROAD PARCEL)

BUILDING SETBACK	REQUIRED	PROVIDED
FRONT	25'	25' MIN.
SIDE	0'	6' MIN.
SIDE CORNER	25'	25' MIN.
REAR	10'	10' MIN.

MAXIMUM BUILDING HEIGHT: FOUR STORIES

PARKING

REQUIRED FOR COMMERCIAL/SHOPPING CENTER: 27,300 (1/250) = 109 SPACES

UP TO 20% EXCESS ALLOWED: 109 SPACES x 120% = 131 SPACES (UP TO 25% COMPACT)

REQUIRED FOR LOTS 1 AND 3: (TO BE DETERMINED)

PROVIDED: 130 SPACES PLUS 5 H/C

NOTE: FINAL NUMBER OF PARKING SPACES WILL MEET H/C PARKING REQUIREMENTS AND WILL BE DETERMINED AS PART OF THE SITE PLAN REVIEW PROCESS. SOME PARKING FOR THE OUTPARCELS MAY BE PROVIDED ON THE MAIN PARCEL.

1. NOISE SOURCE OF THE SUBJECT PROPERTY SHALL NOT EXCEED AN L10 NOISE LEVEL OF 60 dBA IN THE DAY TIME (7:00 A.M. TO 10:00 P.M.) AND AN L10 NOISE LEVEL OF 50 dBA IN THE NIGHT TIME (10:00 P.M. TO 7:00 A.M.) AS MEASURED ON THE PROPERTY LINE ABUTTING THE SOURCE.

2. NIGHT TIME LIGHTING SHALL NOT EXCEED 0.5 VERTICAL SURFACE FOOT CANDLE MEASURED AT THE PROPERTY LINE 6 FEET ABOVE GRADE. LIGHTING STANDARDS SHALL NOT EXCEED 20 FEET IN HEIGHT AND SHALL HAVE RECESSED BULBS AND FILTERS WHICH CONCEAL THE SOURCE OF ILLUMINATION. NO WALL OR ROOF MOUNTED FLOOR OR SPOT LIGHTS USED AS GENERAL GROUNDS LIGHTING ARE PERMITTED. SECURITY LIGHTING IS PERMITTED.

3. IF A COMPLAINT IS FILED WITH THE LEON COUNTY CODE ENFORCEMENT OFFICER ALLEGING THAT THE SUBJECT PROPERTY IS NOT IN COMPLIANCE WITH THE ABOVE-REFERENCED NOISE AND LIGHT STANDARDS, THE BURDEN WILL BE ON THE OWNER OF THE SUBJECT PROPERTY AND/OR HIS OR HER AGENTS TO PRODUCE EVIDENCE THAT THE SUBJECT PROPERTY IS IN FACT IN COMPLIANCE WITH THE ABOVE-REFERENCED NOISE AND LIGHT STANDARDS.

4. ONSITE LIGHTING TO BE DIRECTED NOT TO SHINE ON OFF-SITE RESIDENTIAL PROPERTIES.

DEC Engineering, Inc.
Civil Engineering

William E. Douglas, P.E., President

2487 Centerville Road Tallahassee, Florida 32308
Phone: (850) 386-5288 Fax: (850) 386-7586
Email: dec@netally.com State Certification #4244

PROJECT: Gene Wilcox ~ North Monroe Commercial Site

TITLE: Site Plan & Dimensions

SCALE: 1"=40'

File Name: 9289master 7.dwg	Revised by: TAM
Designed: CBG	Date: 9-01-04
Drawn: CBG	Date: 10-26-04
Checked: CBG	Date: 12-29-04
Date: 7/31/04	

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No. 99D-269

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